

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 13, 1976, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips,  
Aldermen Bird, Bowers, Boyce, Harcourt,  
Kennedy, Marzari, Rankin,  
Sweeney and Volrich.  
Alderman Cowie arrived 4.00 p.m. having  
been on business relating to the City.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE

The Mayor and Alderman Boyce referred to the passing of Mrs. Rebecca Watson, former Park Commissioner and a member of various civic groups, whose name was recently recorded in the Civic Merit Book.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Urban Geography Class at Vancouver Technical School, under the direction of their instructor, Mrs Danson.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt

SECONDED by Ald. Bowers

THAT the minutes of the Regular Council Meeting of April 6, 1976, (with the exception of the 'In Camera' portion) be adopted, after amending the motion with respect to the Enforcement of the Fire By-law on Page 2, by adding the following words:

"FURTHER THAT it be understood the same enforcement regulations apply as was the case in Phases I and II in the core area."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Civic Grant Appeal -  
New Hope Centre.

The Council received a delegation from Mrs Margaret Chisholm, of the New Hope Centre, appealing a grant to her organization. Council, on February 3, 1976, had approved a grant of \$8,000 to the Centre.

MOVED by Ald. Boyce

THAT a total grant of \$10,092, for 1976, be approved to the New Hope Centre, and C.A.P. funding be requested.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

Rezoning Application - N/S  
of 2500 East 22nd Avenue.

The Council considered a report of the City Manager, dated March 31, 1976, concerning a re-zoning application for the North Side of the 2500 Block, East 22nd Avenue. The report concluded with a recommendation that the whole matter be referred to a Public Hearing.

The Council heard an explanation of the application from the Zoning Planner and received delegations from Mr. Terriss and Mr. Hanson, on behalf of the applicant, and from Mrs Mildred Carlin, a resident of the area, who opposed the application because of poor design in an overcrowded single-family area, and requested that the matter not be sent to a Public Hearing.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved subject to the project being re-designed to the satisfaction of the Planning Department, and a report being obtained from the School Board and the Park Board on the implications of the project in the area.

- (carried)

(Ald. Boyce, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Boyce

THAT this whole matter be deferred until Council deals with other similar sites shortly to be considered by the Standing Committee on Housing and Environment, and pending a report being obtained from the School Board and Park Board on the implications of the project in the area.

- LOST

(Ald. Bird, Bowers, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED.

DELEGATIONS (Cont'd)

United Housing Foundation -  
Central, Oliver and Ferry Rooms.

On March 23, 1976, Council requested the United Housing Foundation to appear before Council to explain any difficulties involved in the operation of the elevator in the Central, Oliver Complex, if the elevator was not in service.

Pursuant thereto, Mr. L. Whaley, Director of the United Housing Foundation, addressed the Council and advised that the elevator had been inspected yesterday and had been approved by Provincial Inspectors, and the Foundation was awaiting a temporary certificate before the elevator could be put in service.

It was suggested that Mr. Whaley impress upon the Provincial authorities the urgency in acquiring the certificate of approval and if any difficulty is experienced, to contact the Mayor.

Neighbourhood Pub Application -  
1445 East 41st Avenue.

The Council considered a report from the Standing Committee on Community Services dated April 8, 1976, concerning a neighbourhood pub at 1445 East 41st Avenue.

The City Clerk explained, with the aid of a map, the four-block area that was canvassed, and gave further explanation of the plebiscite results. Mr. Wickstrom submitted a brief giving the reasons why the Council should approve the application, indicating that there would be no request to extend the hours beyond 11. p.m.

MOVED by Ald. Rankin

THAT the application for a neighbourhood pub to be located at 1445 East 41st Avenue, be approved.

- CARRIED

(Ald. Sweeney and Volrich opposed)

UNFINISHED BUSINESS

1976 Civic Cultural Grants.

The Council considered a report of the Standing Committee on Finance and Administration, dated March 25, 1976, concerning Civic and Cultural grants which, on April 6, 1976, due to lack of time, Council had deferred to this meeting.

MOVED by Ald. Volrich

THAT recommendation 'A' of the Committee, as contained in this report, including any conditions laid down by the Director of Social Planning, be approved, with the exception of the following:

Pacific Ballet Theatre.  
Paula Ross Dance Society.  
Breadbaker's Puppet Theatre.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY.

UNFINISHED BUSINESS (Cont'd)

1976 Civic Cultural Grants (Cont'd)

Pacific Ballet Theatre

MOVED by Ald. Boyce

THAT an amount of \$2,000 be granted to the Pacific Ballet Theatre.

- LOST

(Ald. Bird, Bowers, Harcourt, Kennedy, Rankin,  
Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich

THAT an amount of \$1,500 be granted to the Pacific Ballet Theatre.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Paula Ross Dance Society

MOVED by Ald. Volrich

THAT an amount of \$1,500 be granted to the Paula Ross Dance Society.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Breadbaker's Puppet Theatre

MOVED by Ald. Marzari

THAT an amount of \$2,700 be granted to the Breadbaker's Puppet Theatre.

- CARRIED BY THE REQUIRED  
MAJORITY.

(Alderman Bowers opposed)

MOVED by Ald. Volrich

THAT recommendation 'B' of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

MOVED by Ald. Volrich

THAT recommendation 'C' of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY.

Cont'd..

UNFINISHED BUSINESS (Cont'd)

1976 Civic Cultural Grants (Cont'd)

The grant requests, as contained in recommendation 'D' of this report, were dealt with separately, as follows:

Western Front Society

MOVED by Ald. Harcourt

THAT an amount of \$2,000 be granted to the Western Front Society.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich

THAT an amount of \$1,000 be granted to the Western Front Society.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Rankin and Sweeney opposed)

No further action was taken on this matter.

U.B.C. Chamber Singers

MOVED by Ald. Volrich

THAT the grant application by U.B.C. Chamber Singers, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT an amount of \$150 be granted to the Metropolitan Communities Council.

- LOST

(Ald. Bowers, Boyce, Harcourt, Kennedy and Marzari opposed)

A Tie-Vote resulted and, therefore, the motion was declared LOST.

MOVED by Ald. Volrich

THAT recommendation 'F' of the Committee, as contained in this report, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT recommendation 'G' of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)

1976 Civic Cultural Grants (Cont'd)

The grant requests, as contained in recommendation 'H' of this report, were dealt with separately, as follows:

New Play Centre.

MOVED by Ald. Boyce

THAT an amount of \$1,000 be granted to the New Play Centre.

- CARRIED BY THE REQUIRED  
MAJORITY

(Ald. Bowers and Sweeney opposed)

Westcoast Actors Society

MOVED by Ald. Marzari

THAT an amount of \$2,000 be granted to the Westcoast Actors Society.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Rankin, Sweeney,  
Volrich and the Mayor opposed)

MOVED by Ald. Kennedy

THAT an amount of \$1,500 be granted to the Westcoast Actors Society.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS

Guatemala Relief Fund -  
Grant Request.

The Council noted a letter, dated February 20, 1976, from the Canadian Red Cross Society, Vancouver Branch, requesting a donation of \$5,000 or more to the Guatemala Relief Fund.

MOVED by Ald. Rankin

THAT a grant of \$5,000 to the Vancouver Branch of the Canadian Red Cross Society for the Guatemala Relief Fund, be approved.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY.

(Ald. Bowers, Marzari and Volrich opposed)

MOVED by Ald. Bird,

THAT a grant of \$2,500 to the Vancouver Branch of the Canadian Red Cross Society for the Guatemala Relief Fund, be approved.

- CARRIED BY THE REQUIRED  
MAJORITY

(Ald. Bowers and Marzari opposed)

Regular Council, April 13, 1976. . . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Appreciation for Civic  
Merit Award.

MOVED by Ald. Harcourt

THAT the letter from Mrs Theresa Galloway, dated March 25, 1976 in appreciation of Council honouring her by entering her name in the Civic Merit Book, be received.

- CARRIED UNANIMOUSLY

Use of 'Vancouver' in  
Society's Title

In a letter dated March 30, 1976, The Vancouver Flying Squad advised that it is in the process of registering as a Society, with two names being considered - Vancouver Emotional Support Team or Vancouver Crisis Intervention Team. The Organization request the use of the word 'Vancouver' in its title.

MOVED by Ald. Harcourt

THAT the foregoing request from The Vancouver Flying Squad to use the word 'Vancouver' in its new title, be approved.

- CARRIED UNANIMOUSLY

Appointment of Revising Judge -  
Voters' List Court of Revision  
for 1976

Under date of April 8, 1976, the City Clerk submitted the following letter:

" Mr. R.S. Thorpe, Barrister, has been the Revising Judge of the Court of Revision re Voters' List for the past several years, and is prepared to serve again for the 1976 Voters' List at the rate of \$50.00 an hour.

In 1974 Mr. Thorpe was paid \$40.00 an hour for performing these duties and the Director of Legal Services has confirmed that the revised fee of \$50.00 is appropriate for 1976.

I would recommend that Mr. Thorpe be appointed accordingly for the 1976 Voters' List Court of Revision at the rate of \$50.00 an hour whilst carrying out duties as Revising Judge for this Court. "

MOVED by Ald. Bird

THAT the recommendation of the City Clerk, as contained in the foregoing letter, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Alterations to By-laws  
Vancouver Art Gallery Association

The Vancouver Art Gallery Association in a letter dated April 7, 1976, advised that it was making certain amendments to its By-laws, and, in accordance with Article 8.01 of these By-laws, requested approval by City Council.

MOVED by Ald. Sweeney

THAT the request of the Vancouver Art Gallery to amend its By-laws, as contained in its letter of April 7, 1976, be approved.

- CARRIED

(Ald. Boyce and Kennedy opposed)

Canadian Federation of Municipalities

In a memorandum to Council, dated April 9, 1976, Alderman Volrich as a Director of the Canadian Federation of Municipalities, advised that the Canadian Federation of Municipalities is requesting a financial grant from the City to assist the organization in meeting the expenses of its Annual Conference to be held in Vancouver this year.

MOVED by Ald. Volrich

THAT a grant of \$5,000 be approved to the Canadian Federation of Municipalities towards its 1976 Conference.

- CARRIED BY THE  
REQUIRED MAJORITY

(Ald. Bowers and Kennedy opposed)

Vancouver's Fire Boat

Under date of April 9, 1976, Alderman Volrich submitted a memorandum as a result of a meeting with Port of Vancouver Officials. The Alderman recommended that the Council approve the establishment of a Special Committee to make an in-depth study of all aspects relating to fire-fighting services from the water. The general terms of reference were proposed in a letter dated March 12, 1976 from the Port Manager.

MOVED by Ald. Volrich

THAT the City's representatives on the Special Committee be the Director of Finance, the Fire Chief and the City Engineer, with the Director of Finance being designated as Chairman of the Committee.

- CARRIED UNANIMOUSLY



COMMUNICATIONS OR PETITIONS (Cont'd)

Enforcement of Fire By-law  
Outside the Core Area.

The Council noted a letter from the Rental Housing Council of B.C., in which the organization stated that there were certain discrepancies in the minutes of Council, dated April 6, 1976, concerning enforcement of the Fire By-law.

The Council had amended the minutes earlier dealing with this subject, and it was

MOVED by Ald. Harcourt

THAT, in clarification of the Council resolution dated April 6, 1976, relating to enforcement of the Fire By-law, it be noted that it is Council's intention that there be no prosecutions on Fire By-law infringements outside the Core Area, prior to July 1, 1976, except for (a) lack of co-operation, or (b) serious danger to occupants.

- CARRIED

(Ald. Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
APRIL 9, 1976

Works and Utility Matters  
(April 9, 1976)

Lane Grading Prior to Paving  
(Clause 1)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters  
(April 9, 1976)

Complaints re 1535 West 64th Avenue  
and 1517 West 64th Avenue  
(Clause 1)

MOVED by Ald. Harcourt

THAT the report from the City Manager be received for information, and the Director of Permits and Licenses and the Chief Constable submit a joint progress report on the matter in due course.

FURTHER THAT a copy of the Manager's report and this motion of Council be forwarded to both parties concerned.

- CARRIED UNANIMOUSLY

The Council recessed at 3.50 p.m. and, following an 'In Camera meeting in Committee Room #3, reconvened in the Council Chamber, at 6.00 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Boyce, Cowie, Harcourt  
Kennedy, Marzari, Rankin,  
Sweeney and Volrich.

ABSENT: Alderman Bird.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(April 9, 1976)

Industrial Sites in the  
Thunderbird Neighbourhood.  
(Clause 1)

In considering this clause the Council heard representations from Mr. Brian Calder, representing Community Builders Ltd., giving details of the Company's proposal.

MOVED by Ald. Harcourt

THAT recommendations 1 and 3, as contained in this clause be approved, after adding the following words to recommendation 1 -

"FURTHER THAT a maximum 30% sq. footage be permitted  
for office use."

- (deferred)

MOVED by Ald. Cowie

THAT this matter be deferred until the next regular meeting of Council, pending further discussion between the Director of Planning, the Director of Legal Services and Community Builders.

- CARRIED

(Ald. Bowers opposed)

During consideration of the foregoing item,  
Mayor Phillips left the meeting and Deputy  
Mayor, Alderman Volrich, assumed the Chair.

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The Council recessed at 6.20 p.m. to reconvene  
in the Council Chamber at 7.30 p.m.

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Regular Council, April 13, 1976. . . . . 11.

The Council, in Committee of the Whole, reconvened in the Council Chamber at 7.30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Cowie, Harcourt,  
Kennedy, Marzari, Rankin,  
Sweeney and Volrich.

ABSENT: Aldermen Bird and Boyce.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters  
(April 9, 1976)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Oakridge: Ingress/Egress Changes.
- Cl. 2. City Operations on a Four Day Week or Nine  
Day Fortnight - Turn Down Traffic Volume.

The Council took action as follows:

Oakridge: Ingress/Egress Changes  
(Clause 1)

Prior to considering this clause, Mr. Gascoyne, Assistant City Engineer, Traffic Division, gave a report reference, with the aid of a film, on the matter of the Oakridge traffic situation. Delegations were also heard as follows:

Mr. F. Barker - representing Oakridge Shopping Centre,  
Mr. M. Weber - a resident of the area,  
Mr. E. Ruddell - representing Marpole-Oakridge  
Area Council,  
Mrs Kirkwood - a resident of the area.

MOVED by Ald. Cowie

THAT the report of the City Manager be received and, therefore, the present traffic arrangements with respect to the Oakridge Shopping Centre, be maintained.

- CARRIED

(Ald. Kennedy opposed)

City Operations on a 4-Day Week  
or 9-Day Fortnight - Turn Down  
Traffic Volume.  
(Clause 2)

The City Manager withdrew this report for the present.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(April 9, 1976) (Cont'd)

The Council considered the remaining five clauses in this report, identified as follows:

- Cl. 2. Public Housing - Greater Vancouver Regional District.
- Cl. 3. Neighbourhood Improvement Program - Kitsilano:  
Appropriation of Funds - General Gordon School Auditorium.
- Cl. 4. False Creek School Site.
- Cl. 5. Strathcona Rehabilitation Project: Proposed Additions.
- Cl. 6. Rezoning Application - North West Corner of Harold Street and School Avenue.

The Council took action as follows:

Clauses 2 - 4 inclusive

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Strathcona Rehabilitation Project:  
Proposed Additions.  
(Clause 5)

MOVED by Ald. Harcourt

THAT the recommendation of the Director of Planning, as contained in this clause be approved.

- (amended)

MOVED by Ald. Kennedy (in amendment)

THAT the reference in the report to an estimated cost of \$5,000 for an Educational Tour related to the U.N. Habitat Conference be deleted, and an amount of \$2,000 be substituted in lieu thereof.

- CARRIED

(Ald. Cowie, Harcourt and Marzari opposed)

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY.

"THAT Council approve additions to the Strathcona Rehabilitation Project as follows:

	<u>Estimated</u> <u>Cost</u>
(1) Improvements to Strathcona Park.	\$90,000
(2) Program and Events component of proposed education tour.	<u>2,000</u>
Total Estimated Cost	<u>\$92,000</u>

and request the Province and Central Mortgage and Housing Corporation to contribute 25% and 50% respectively towards the costs, with the City's share of the cost (\$23,000) being provided from Urban Renewal Funds."

Regular Council, April 13, 1976. . . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(April 9, 1976) (Cont'd)

Rezoning Application - North West  
Corner of Harold Street and School Ave.  
(Clause 6)

MOVED by Ald. Cowie

THAT the original application and project submitted by the J.W. Smith Foundation, based on a floor space ratio of 4.218 be referred to a Public Hearing.

- (deferred)

MOVED by Ald. Bowers (in amendment)

THAT the application as recommended by the Director of Planning, based on a floor space ratio of 2.0 be referred to a Public Hearing

- (deferred)

MOVED by Ald. Kennedy (in amendment to the amendment)

THAT the floor space ratio in Alderman Bowers' amendment not exceed 2.6.

- (deferred)

MOVED by Ald. Sweeney

THAT this whole matter be deferred pending a report reference from the Director of Planning, at which time Council be informed as to whether the applicants will be prepared to proceed, based on a floor space ratio of less than 4.218.

- CARRIED UNANIMOUSLY

Finance Matters  
(April 9, 1976)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Temporary Position - Queen Elizabeth Theatre.
- Cl. 2. Tender No. 41-76-1 - Refuse Packer Bodies.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(April 9, 1976)

Annual Meeting of the C.P.H.A.  
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters  
(April 9, 1976)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Demolitions
- Cl. 2. Ground Leases - False Creek - Area 6 - Phase 1.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Kennedy

THAT Clause 1 be received for information and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

B. Rezoning Application -  
N/S of 2500 East 22nd Avenue.

For Council action on this report see page 2.

I. Report of Standing Committee  
on Planning and Development,  
April 1, 1976

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: Proposed Lane Closure - D.P.A. #72224  
'Marketplace' 1000 Block Robson Street
- Cl. 2: Monthly Status Report - Rezoning  
Applications
- Cl. 3: Charles/Adanac Lands
- Cl. 4: Houseboats in False Creek
- Cl. 5: Progress In And Around False Creek

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in Clauses 1, 3 and 4 be approved and Clauses 2 and 5 be received for information.

- CARRIED UNANIMOUSLY

(Alderman Rankin and the Mayor were opposed to  
Clause 4)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee  
on Planning and Development,  
April 8, 1976

Visitor Boat Dock/On-the-Water Boat  
Show, Area 6, False Creek (Clause 1)

MOVED by Ald. Cowie,

THAT any decision on this matter be deferred for one year  
thereby providing time for the City and future residents to  
assess the impact of the proposal.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

III. Report of Standing Committee  
on Finance & Administration,  
April 8, 1976

1976 Revenue Budget Estimates -  
Interim Report (Clause 1)

MOVED by Ald. Volrich,

THAT recommendations A, B, C, D, E, F(ii) and (iii) and G  
of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,

THAT Council approve an allocation of \$3,325 to the Health  
Department for the purchase of a video tape recorder.

- CARRIED

(Aldermen Bowers and Volrich opposed)

MOVED by Ald. Marzari,

THAT an amount of \$28,908 be allocated to the Park Board  
in respect of projects previously funded by L.I.P.

- LOST

(Aldermen Bowers, Kennedy, Sweeney, Volrich and the  
Mayor opposed)

MOVED by Ald. Kennedy,

THAT an amount of \$10,000 be allocated to the Park Board  
with respect to additional part-time funds requested for  
recreation management areas.

- CARRIED

(Aldermen Bowers, Sweeney, Volrich and the Mayor opposed)

During consideration of the above report, Alderman Volrich  
gave Council some general information on the Provincial Government's  
grants to municipalities and indicated these will be reflected in  
the final budget estimates to be considered by the Finance and  
Administration Committee on April 15, 1976.

IV. Report of Standing Committee  
on Community Services,  
April 8, 1976

Neighbourhood Pub - 1445 East  
41st Avenue (Clause 1)

For Council action on this Clause, see page 3.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee  
on Housing and Environment,  
April 8, 1976

Housing and Relocation Registry  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT recommendations A and B of the Committee contained in  
this Clause be approved after amendment to recommendation A to  
read as follows:

"A. THAT the operation for the months of April, May and June of a housing and relocation service be approved and the requests of The Red Door Rental Aid Society for \$18,000, and Y.W.C.A. for \$10,000 interim funding for this period be approved subject to the determination of appropriate budgets by the Director of Social Planning in consultation with representatives of the two organizations. (Funds to be provided from Contingency Reserve.)

FURTHER THAT the Provincial Government be requested to refund these monies to the City.

- CARRIED UNANIMOUSLY

(Underlining indicates  
amendment) \*

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
SECONDED by Ald. Cowie,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:30 p.m.

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The foregoing are Minutes of the Regular Council meeting  
of April 13, 1976, adopted on April 27, 1976.

*A. Phillips*  
MAYOR

*L. N. Little*  
CITY CLERK



Manager's Report, April 9, 1976 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Lane Grading Prior to Paving

The City Engineer reports as follows:

"The 1976 Residential Lane Paving Program is scheduled to commence following a Court of Revision to be held May 13, 1976. Due to the large number of lane paving requests, and the lateness of the Court, the Paving Program may not be completed this year unless an early start is made.

Authority is therefore requested to commence the utility work, grading and drainage work in advance of the Court of Revision. This will permit an earlier start on the paving once the Court of Revision has been held.

The cost of this preliminary work is part of the City share and funds are contained in the 1976 Streets Capital Budget.

I RECOMMEND that:

- (1) Authority be given to start on the above mentioned preliminary work prior to the Court of Revision.
- (2) The cost of this work be designated part of the cost of the anticipated Local Improvement Projects. "

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 650

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MANAGER'S REPORT, April 9, 1976 . . . . . (SOCIALS - 1)

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Complaints re 1535 West 64th Avenue and 1517 West 64th Avenue

On March 15, 1976, Mr. and Mrs. Howard Neff of 1523 West 64th Avenue and others submitted a petition to City Council referring to two addresses - 1517 West 64th Avenue and 1535 West 64th Avenue.

The Director of Permits and Licenses reports as follows:

"Inspections have been carried out at both of the above addresses with the following results:

1517 West 64th Avenue

This premises and site were found to be in contravention of the Standard of Maintenance Bylaw No. 4888 in that drainage must be provided outside the garage to prevent flooding, and a broken window must be replaced in the finished room in the basement. The building was found to be occupied in accordance with the Bylaw, there being a mother and four children only residing on the premises. The owners of the property, Messrs. Byung Sub Van and Chung Ja Van of 3239 West King Edward have been ordered to comply with the Standard of Maintenance Bylaw.

1535 West 64th Avenue

This building has been found to be occupied in contravention of the Zoning and Development Bylaw for there is an illegal suite in the basement. The owner, Mr. Walter M. Eason of #1 - 1915 Pendrell, Vancouver, has been ordered to revert the building to its approved occupancy as a one family dwelling.

Rechecks of these premises will be made in due course. The petitioners, Mr. and Mrs. Howard Neff and another of the petitioners, Mrs. Ernest of 1551 West 65th Avenue have been contacted by representatives of this Department and verbally advised of the course of action to be taken. They expressed satisfaction with this action. In addition to this, Inspectors have also spoken to Mrs. Sutherland, the occupant of 1517 West 64th Avenue and the occupant of 1535 West 64th Avenue and advised them of the Bylaw infractions which are occurring and that neighbour complaints had been received.

The matter of the behaviour of the children of the occupants of either of the subject premises cannot be dealt with by this Department but we understand that this portion of the complaint has been drawn to the attention of the City Police Department."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

BUILDING & PLANNINGRECOMMENDATION1. Industrial Sites in the Thunderbird Neighbourhood.

The Director of Planning reports as follows:

"The site in question is a portion of the city land in the Thunderbird Island Neighbourhood for which a plan was prepared in consultation with the local residents and approved by City Council in May of 1975. The plan is attached as Appendix I to this report.

The plan calls for the Italian Centre (Confratellanza Italo-Canadese), a church, a warehouse and open space.

Particular note should be given to the industrial site of five acres in size. The intention was laid out in the plan adopted by City Council and later in the advert for sale of this property that the only uses that would be permitted would be warehousing, wholesaling and light manufacturing and that all activities except for parking and loading be conducted completely within an enclosed building. Other conditions included principle vehicular access from the rear of the site, landscaping, 40 ft. minimum height of building.

General Distributors (Sony Industries) met the criteria very well in that they were high amenity landscaped developments, distributor of high quality goods and were a low traffic generator.

When Sony Industries withdrew, Council resolved that the property should be advertised. The site was advertised on November 3, 1975 and on December 2, 1975 City Council approved the sale of the five-acre parcel in the northeast corner of 5th Avenue and Skeena Street to Community Builders. The conditions of such sale and development are set out in Appendix II to this report.

On March 15, 1976 a meeting was held with Community Builders and the Planning Department to discuss their proposals for this site. Community Builders were asked to provide basic information in a letter to the Director of Planning so that we could bring to Council their proposals and discuss the particular concerns and the issues that arise out of the proposals. (See Appendix III)

The site which is five acres in size would yield, with a floor space ratio of .90, a floor area of some 200,000 sq. ft.

Whereas office space ancillary to a principle use is permitted, offices in M-1 and M-2 Districts are permitted only as conditional uses, subject to the approval of the Director of Planning.

The Director of Planning has normally been refusing office development as a principle use. It is for this reason, that the advertisement for the subject property excluded office as a permitted principle use.

This proposal represents an example of the growing pressure to develop offices in industrial zoned areas. The Planning Department is well aware of this problem and the effect that such pressure and growth could have upon the Livable Region Program and on the alienation of already scarce land that exists within the City for warehousing, light manufacturing uses. The Director of Planning recommended to the Planning and Development Committee that offices generally be eliminated from the M-1 and M-2 District Schedules of the Zoning and Development By-law. The Planning and Development Committee took no action on this recommendation.

Clause #1 Continued.

The Supervisor of Property & Insurance reports as follows:

"Community Builders Ltd. submitted an offer to purchase in the knowledge that the tender document required that use of the site be restricted to warehousing, wholesaling and light manufacturing. Community Builders was also aware that it was necessary to obtain a development permit in adherence to those restrictions on or before March 30, 1976. The date of issuance of the development permit would be the date of completion of the sale. The March 30th deadline has gone by but Community Builders as yet has not applied for a development permit. In communications with the Planning Department, Community Builders has indicated a desire to construct offices which use is not allowed under the terms of the sale. However, as yet there has been no unequivocal statement from Community Builders of a refusal on its part to adhere to the approved uses. In its letter of November 21, 1975, submitted with its tender, Community Builders gave

".....our assurance that development will be in keeping with the development conditions and conditions of sale and the concept of harmony between the development and the residential area...."

In light of the foregoing it is suggested that Council request Community Builders to clearly express whether or not it intends to adhere to the presently approved uses. If Community Builders expresses an unwillingness to adhere to the presently approved uses, Council may then resolve to repudiate the agreement for sale because of such refusal and further resolve that the deposit of \$70,785.00 be forfeited to the City. The site may then be re-advertised.

In the event that Community Builders expresses a desire to complete the sale and adhere to the approved uses, it is suggested that the date of sale for adjustment purposes (i.e. taxes, interest, etc.) be set as of April 1, 1976, and that the deadline to obtain a development permit be extended for a reasonable period on the express stipulation that time is of the essence in meeting the extended deadline. Failure to meet the extended deadline may result in cancellation of the sale and forfeiture of the deposit.

The Director of Planning and the Supervisor of Property & Insurance  
RECOMMEND:

1. THAT Council reaffirm the intention of utilizing the five acre industrial site at 5th and Skeena for the development of warehousing and light manufacturing uses compatible with the adjacent residential.
2. THAT Council endorse as a general policy that offices as principle uses not be permitted in M-1 and M-2 zoned districts.
3. THAT Council request Community Builders to clearly express whether or not it intends to adhere to the presently approved uses.
  - (a) If Community Builders expresses an unwillingness to adhere to the presently approved uses, then the agreement for sale be repudiated because of such refusal, the deposit of \$70,785.00 forfeited and the site re-advertised.
  - (b) If Community Builders agrees to adhere to the approved uses, and a date of sale for adjustment purposes (i.e. taxes, interest to accrue from) as of April 1, 1976, then the deadline to obtain a development permit be extended until July 31, 1976, on the express stipulation that time is of the essence in meeting the extended deadline."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Planning and Supervisor of Property & Insurance.

DELEGATION REQUEST THIS DAY: Mr. A. G. Akester, Community Builders Ltd.

RECOMMENDATION2. Public Housing - Greater Vancouver Regional District.

The Director of Legal Services reports as follows:-

"Paragraph 7 of the Supplementary Letters Patent authorizing the Greater Vancouver Regional District to assume the function of public housing is as follows:

'The Regional Board, with the agreement of the Municipal Council concerned, may by by-law assume the rights, obligations, and liabilities of the Municipality for any existing or approved project under Section 35A (Now Section 40) of the National Housing Act (Canada).'

On August 24, 1971 Council approved the recommendations of the Standing Committee, Planning and Development, and one of the recommendations was:

'Request the Greater Vancouver Regional District to assume, as early as possible, the rights, obligations and liabilities for all existing and approved Federal-Provincial Public Housing projects within the Greater Vancouver Regional District.'

The District passed a by-law on March 29, 1972 assuming, inter alia, the liabilities for operating losses incurred since 1970 of the City pursuant to the agreements relating to presently operative public housing projects referred to in the schedule attached to the by-law built pursuant to Section 40 of the National Housing Act.

The City has entered into two agreements with the Federal Government, Provincial Government and Central Mortgage & Housing Corporation in respect to the construction of rental housing projects pursuant to the National Housing Act. The first of the agreements is dated February 26, 1971 and relates to Champlain Place - 100 units (Project F.P. 18) - and the second agreement is dated July 25, 1972 and relates to Oppenheimer Lodge - 147 units (Project F.P. 19). Each of these agreements contains a covenant by the City with the Province to pay the Province annually on demand a sum equal to one-half the amount or amounts paid by the Province for operating losses. Neither of these agreements are included in the schedule to the District's by-law.

By letter dated March 15, 1976 the Director of Finance and Administration of the Greater Vancouver Regional District indicated that the District should assume the City's portion of the subsidy on projects F.P. 18 and F.P. 19 and that if the City will make the appropriate request the District will prepare the necessary by-law authorizing the District to assume such liability.

It is recommended that the City Council request the Greater Vancouver Regional District to assume the rights, obligations and liabilities for Projects F.P. 18 Champlain Place and F.P. 19 Oppenheimer Lodge forthwith."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

RECOMMENDATION

3. Neighbourhood Improvement Program - Kitsilano: Appropriation of Funds - General Gordon School Auditorium.

The Director of Planning reports as follows:

"On October 14, 1975, City Council approved the expenditure of up to \$17,200 from the Kitsilano Neighbourhood Improvement Program budget for the purpose of making alterations to General Gordon School to increase its potential for community use (Appendix A).

However, the School Board experienced difficulty in designing facilities to meet the requirements of the Building By-law. As a result, the costs of the alterations have risen considerably, and the School Board is not prepared to go ahead with the alterations until further funds are made available to cover these increased costs. (See Appendix B) An additional \$9,900 will be the maximum amount required to complete this report.

The School Board has stated that their new estimates are valid until April 15, 1976 and that they will do the alterations for this cost as long as the funds are made available by that date. Any increases in cost created by School Board delays beyond this date will be absorbed by the School Board.

It is felt that this project is still of high priority in Kitsilano and recommends that the necessary funds be allocated to ensure the completion of the project. Central Mortgage and Housing Corporation was advised of and concur with this recommendation.

It is therefore, RECOMMENDED, that:

City Council approve the expenditure of up to \$9,900 (nine thousand, nine hundred dollars, \$2,475 City, \$2,475 Provincial, \$4,950 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of making alterations to General Gordon School as outlined in Appendices A & B. This amount is to be charged to the Recreational Facilities budget."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. False Creek School Site.

The Director of Finance and the False Creek Project Manager report as follows:

"Negotiations have been proceeding with the staff of the Vancouver School Board regarding the school site in False Creek, a subject which was before Council a short while ago because of disagreement on various matters. Your officials are prepared to recommend the following terms and conditions to City Council and the Business Manager of the School Board is prepared to recommend them to the Vancouver School Board. It is generally felt that the terms and conditions are fair to both the City and the School Board.

Various items of consideration are as follows:

1. .83 Acre School Site

It is recommended that the City sell the school site to the School Board for a purchase price of \$385,000 with the condition that the City may buy back the school site on the expiration of the general False Creek leases, the buy back price to be the \$385,000 divided by 1976 current market value, times the negotiated or arbitrated market value at the time of buy back in the future. The 1976 market value is to be negotiated between the Business Manager for the School Board and the Director of Finance in consultation with the Property and Insurance Office and the False Creek Project Manager. It should be pointed out that the timing of buy back would be at the option of the City.

Clause #4 Continued.

2. Underground Parking (Under the School)

Recommended that the City not accept any nonshareable costs related to the school building, i.e., no cost to the City involved in the construction of the school building and parking facility.

3. School Lawn - .75 Acres

Recommended that the school lawn (which is on the City's park site) be available to the School Board from 8 a.m. to 5:30 p.m. on school days and that there be no capital cost to the School Board related to the preparation of the school lawn. It is further recommended that the Business Manager of the School Board and the Superintendent of Parks negotiate an appropriate cost sharing arrangement regarding the sharing of maintenance costs for the school lawn.

4. Regulation Playing Field - 1.36 Acres

Recommended that this space (also part of the park space) be made available to the School Board from 8 a.m. to 5:30 p.m. on school days and that the capital costs in excess of those incurred for a regular grass surface, needed to meet School Board requirements, be the responsibility of the School Board. It is further recommended that the Business Manager of the Vancouver School Board and the Superintendent of Parks negotiate an appropriate cost sharing arrangement regarding maintenance costs.

5. Underground Parking Under the Playing Field

The School Board was concerned regarding the security of this underground parking, relative to the safety of school children and school staff. It is our understanding that security arrangements have been approved by the Development Permit Board.

6. Eleven Additional Surface Parking Spaces.

Recommended that 11 of the approximate 40 spaces on the surface near the school be made available to the School Board during school hours and further that the Business Manager of the School Board negotiate an appropriate arrangement for sharing of any maintenance costs, with the False Creek Project Manager."

The City Manager RECOMMENDS that the above recommendations of the Director of Finance and the False Creek Project Manager be approved.

CONSIDERATION

5. Strathcona Rehabilitation Project: Proposed Additions.

The Director of Planning reports as follows:

"1. INTRODUCTION

Council, on July 22, 1975, approved recommendations of the Director of Planning submitted with the City Manager's report of July 18, 1975, that removal of bulkheads supporting streets in various locations in the Strathcona area at an estimated cost of \$130,000 be undertaken as an additional item.

The Director of Planning's report noted also that the Strathcona Rehabilitation Committee had been considering a number of other possible additions to the project.

Clause No. 5 Continued.2. PROPOSED ADDITIONS TO THE PROJECT

During the course of analyzing the various items, including some later proposals advanced by the Strathcona Property Owners and Tenants Association, the Strathcona Rehabilitation Committee was informed, in the fall of 1975, that the representatives of Central Mortgage and Housing Corporation and the Province would consider additions not specifically mentioned in the agreement and outside the boundaries of the project, but in contiguous areas.

This suggestion was qualified to the extent that the additions should be reasonable requests which could be implemented within an acceptable time, and not to be interpreted as an intention to expend all of the uncommitted funds.

The Strathcona Rehabilitation Committee has therefore considered possible additions relating to the criteria described above, and after review of a fairly large number of proposals, the Committee, on March 3, 1976, recommended that the City, and the Province, and Central Mortgage and Housing Corporation be requested to approve additions as listed below:

(1) Improvements to Strathcona Park

	<u>Estimated Cost</u>
(a) Landscaping	\$15,000
(b) Tennis Courts	35,000
(c) Drainage	25,000
(d) Playground Area	15,000
Total Estimated Cost	\$90,000

(2) Educational Tour for U. N. Habitat Conference

SPOTA has requested a contribution of \$10,400 (\$5,400 staff costs + \$5,000 program and events' costs) from the U.N. Habitat funds. The Committee, while recognizing that this item would not normally be part of the project costs, recommended that, if U.N. Habitat funding was not forthcoming, the City and senior governments contribute towards the program and events' part of this proposal.

Estimated Cost	\$ 5,000
Total	<u>95,000</u>
City's Share (25%)	\$23,750

The present financial status of the Strathcona Rehabilitation Project is summarized below:

	<u>Budget</u>	<u>Total Estimated to Complete</u>
	\$	\$
Administration	500,000	300,000
Grant/Loan	2,000,000	700,000
Public Works	2,000,000	2,490,000
Contingency Items	<u>130,000 (i)</u>	<u>434,000</u>
	4,630,000	3,924,000
Estimated excess of appropriation over expenditures		706,000

(i)

Transfer of \$300,000 to Britannia Urban Renewal Scheme shown as deducted from the contingency category.



Clause No. 5 Continued.

If the additions proposed in this report, and the proposed bilingual street signs (estimated at \$5,000) to be reported on separately, are approved, there would be an unexpended balance on the project of approximately \$606,000.

3. POSSIBLE OTHER ADDITIONS

It had been hoped that it would be possible at this time to report on all proposed additions, having regard particularly to the extended time for completion in relation to the completion date in the agreement between the City and the senior governments. There are, however, the following items which may be advanced shortly when certain additional information is available:

(1) Landscaping: Land Surplus to Street Requirements  
(East Side of Gore Avenue between Pender and Keefer Streets)

This is a proposal for construction and maintenance of the landscaping by volunteer labour, organized by SPOTA, with the design and supervision of the work by Park Board staff and lease of the land by the City to the organization. It will be advanced on confirmation of the Park Board involvement and when terms of the lease are submitted for Council's consideration.

(2) Acquisition of Privately-Owned Property to Improve the Linear Park

The Committee has recommended that one property be purchased for this purpose. A recommendation to Council on this addition has been delayed due to difficulty in negotiating with the absentee owner.

(3) Administrative Costs (SPOTA)

A request from SPOTA for a contribution towards certain administrative costs has been submitted. This is expected to be considered by the Strathcona Rehabilitation Committee in April.

It is RECOMMENDED that Council approve additions to the Strathcona Rehabilitation Project as follows:

	<u>Estimated Cost</u>
(1) Improvements to Strathcona Park	\$90,000
(2) Program and Events component of proposed educational tour	<u>5,000</u>
Total Estimated Cost	\$95,000

and request the Province and Central Mortgage and Housing Corporation to contribute 25% and 50% respectively towards the costs, with the City's share of the cost (\$23,750) being provided from Urban Renewal Funds."

The City Manager submits the recommendation of the Director of Planning to Council for CONSIDERATION.

RECOMMENDATION

6. Rezoning Application - North West Corner of Harold Street and School Avenue.

The Director of Planning reports as follows:

"An application has been received from Rev. Laing on behalf of the J.W. Smith Foundation whereby Lots 1-6, Block 37, D.L. 37 be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'constructing a Senior Citizens Apartment Building containing 155 suites located behind Collingwood United Church and Senior Citizens Recreation Hall.'

On April 22, 1975 the Vancouver City Council approved the recommendation of the Standing Committee on Housing and Environment of April 10, 1975 which was:

- 'A. That Collingwood United Church be requested to make formal application for rezoning the site, being Lots 3-6, Block 37, D.L. 37, from RS-1 to CD-1 for development of a sixteen-storey 160-unit senior citizens' housing project.
- B. That upon application from Collingwood United Church for rezoning the above-noted site, the Planning Department be instructed to submit comments on design and community interests related to this particular project.'

SITE DESCRIPTION

The site is located at the N.W. corner of Harold Street and School Avenue with a frontage of 220 feet on Harold Street and a depth of 99 feet, for a total site area of 21,828 square feet. The site is zoned (RS-1) One-Family Dwelling District and Lots 1 and 2 are developed as off-street parking for the Collingwood United Church at the N.E. corner of Joyce Street and School Avenue. The remaining lots are vacant. (See Appendix A)

The lands to the east, north and west are zoned (C-2) Commercial District and are developed with a Super-Valu store, retail outlets, a bus loop, office buildings and the Collingwood United Church. The lots 7 - 9, immediately north of the site, are zoned (RS-1) One-Family Dwelling District and are developed with a parking lot. The lands to the south are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings.

PROPOSED DEVELOPMENT

The drawings submitted by the Architect, marked "Received City Planning Department, December 1, 1975" indicate a 17-storey plus basement, 150-foot high-rise building containing 123 bachelor suites (four for handicapped people at ground level), 31 one-bedroom suites and 1 caretaker's suite, for a total of 155 dwelling units. A recreation room is provided on the ground floor and sundecks, coffee bar and roof lounge are provided on the penthouse floor. Storage rooms and lockers are located in the basement. Twenty off-street parking spaces are indicated south of the building.

Clause No. 6 Continued.

CALCULATIONS

Site Area:	21,828 square feet	
Gross Floor Area: (Calculated under RM-3 regulations)	92,068 square feet	
Floor Space Ratio:	4.218	
Number of Units:	155	
Units Per Acre:	309	
Height:	17 storeys plus basement (150 feet)	
Area of Balconies:	10,920 square feet or 11.68%	
Site Coverage: Building:	5,378 square feet	25%
Vehicular Facilities:	6,216 square feet	<u>28%</u>
		53%
Off-Street Parking:	20 spaces = 1 space per 7.7 units	
Recreation Area: Ground Floor	733 square feet	
Penthouse	<u>1,374</u> square feet	
	2,107 square feet	

ANALYSIS

The site is located in an area containing good, conveniently-located facilities and services for senior citizens. These include a super-market, public transport, retail stores, doctors' offices, theatre and restaurants. A community centre is located about one-half mile away.

However, it is important that adequate outdoor space be included in the development providing opportunities for sitting outdoors and for watching the various activities going on in the neighbourhood. For senior citizens' housing projects, CMHC guidelines require a minimum of 200 square feet of usable outdoor living space for 1-bedroom units and 180 square feet for bachelor units. Balconies and roof gardens may be counted for such open space. Outdoor living space of 28,500 square feet would be needed in the proposed development to meet this minimum guideline. The proposed 20,460 square feet is deficient by 8,030 square feet. The deficiency could be decreased either by putting parking underground, hence freeing more land for outdoor living space, or by reducing the number of units.

If the parking was placed underground, the amount of deficient outdoor space could be reduced to 2,660 square feet.

A reduction of 15 bachelor units would then be needed to meet the minimum CMHC requirements. This would result in a building at a density of about 3.86 Floor Space Ratio with underground parking.

Clause No. 6 Continued.

At the April 10, 1975 meeting of the Standing Committee of Housing and Environment, the Architect stated the need for a floor space ratio of 4.0 was to make the project economically feasible and have rents of \$135.00. The following table was computed from figures used by the Greater Vancouver Regional District in February 1975. The cost estimate analysis of the development shows the savings in monthly rental at different densities.

<u>F.S.R.</u>	<u>No. of Units</u>	<u>Av. Unit Cost</u>	<u>Av. Monthly Rental</u>
1.3	50	\$26,963	\$166.39
2.0	78	\$24,344	\$150.68
2.6	100	\$23,535	\$145.44
4.0	154	\$22,888	\$137.90

The analysis indicates that the difference in rent between developments at floor space ratios of 2.0 and 4.0 is \$12.78 per month per unit.

The parking requirement for senior citizens' housing under the present Zoning By-Law is one space for every six dwelling units. This is similar to the standard recommended by CMHC for locations in Downtown with good access to public transport and facilities. This standard takes into consideration that the elderly do not own or drive cars to the same extent as younger persons but the extended good health and acceptance of the car as a requirement could lead to increased use. Based on this standard, this proposal will require 26 parking spaces.

The Urban Design Panel considered the application at its meeting of December 18, 1975:

'The Panel, although in favour of rezoning this property for its intended use, questions the high density (F.S.R. 4+) in relation to the project's surrounding area.

Further criticism was levelled at the lack of useful outdoor space which could be improved by putting the presently-indicated surface parking area under the building and by re-positioning the building so as to give most of the outdoor space a southerly exposure.

As for the design of the building itself, the Panel deplores the mechanical solution which will do little more than provide shelter for the intended inhabitants but offers them or the surrounding area no real amenities.

Recommendation: That the above be received as a progress report and that this design be sent back to the Architect for basic re-thinking in terms of a more humanistic approach in trying to resolve this proposal and that until this has been achieved this rezoning application not be approved.'

The J.W. Smith Foundation sponsored a Public Information Meeting for residents in the immediate area on March 20, 1975. The Planning Department was present as were 40 residents whose general feeling was that the project is a good idea but are concerned that more high-rises might follow. The J.W. Smith Foundation submitted a list of applicants for Collingwood Towers containing 80 names. A petition was also submitted from the residents of the immediate area who attended the Public Information Meeting containing 21 names in support of the proposal and no names in opposition to the proposal.

Clause No. 6 Continued.

The Planning Department supports the proposal to locate a senior citizens' apartment building in this location but cannot support the proposed density or form of development.

A number of factors should be considered with regard to density:

1. The highest residential density currently permitted outside the Downtown peninsula occurs in the (RM-3) Multiple Dwelling Districts which provide for a maximum density of 1.85 Floor Space Ratio, which figure includes bonuses for superior design features. The high-rises of Kerrisdale and Kitsilano are developed within the RM-3 zoning category.
2. The highest density existing for senior citizens' apartments outside the Downtown peninsula is the B.C. Baptist Foundation's senior citizens' housing at McLean Drive and East 3rd Avenue which is at a density of 1.9.
3. To permit this density now sets a precedent which would lead to future proposals for senior citizens' housing to seek at least the same density. It is a small step to argue that single people and couples without children could also benefit from a density of 4.0 Floor Space Ratio. While this appears as an isolated case in 1976, in a few years, because of the precedent, a residential density of 4.0 Floor Space Ratio could become much more widespread.
4. Regard should be given to the actual rental savings at the higher density, i.e. \$12.00 per month difference between a development at 2.0 Floor Space Ratio compared with a development at 4.0 Floor Space Ratio. The differences in rents would be covered in any case by government subsidies under Section 44 of the N.H.A.
5. In relation to the remainder of the City, the area of the Collingwood proposal already provides one of the highest concentrations of senior citizen housing. There are 975 of the City's total of 7,298 senior citizen units located within a one mile radius of the Collingwood site. This reflects a density of senior citizen units second to that of the West End. The Planning Department questions whether 155 units can receive financing in an area where the need is not that great. During 1975 the senior citizen proposal for 170 units at School Avenue and Tyne Street, which had received rezoning to (CD-1) Comprehensive Development District and had Development Permits issued, did not receive funding due to the greater need elsewhere in the City.

With regard to form, many of the serious criticisms made by the Urban Design Panel could be overcome by more sensitive architectural design. However, one major consideration is to increase the amount of usable outdoor space. This could be achieved by placing the needed parking below ground and using the surface as usable open space.

CONCLUSION

The Director of Planning recommends that the application to rezone the lands from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District be approved, with the CD-1 By-Law restricting the form of development as follows:

1. USES Senior Citizen Housing containing dwelling units, recreation room, coffee bar, lounge, storage area, off-street parking and loading and customarily ancillary uses

Clause No. 6 Continued.

- 2. FLOOR SPACE RATIO: Not to exceed a gross floor space ratio of 2.0. This is just over the possible floor space ratio which could be achieved with bonuses under the (RM-3) Multiple Dwelling District. This would allow the development of approximately 80 dwelling units.
- 3. HEIGHT: Not to exceed 100 feet or 12 storeys plus a basement.
- 4. OFF-STREET PARKING: One space for every six units shall be provided.

The detailed scheme of development shall be approved by the Director of Planning following further advice from the Urban Design Panel, having due regard to overall design, the provision of usable outdoor open space, provision and maintenance of off-street parking, loading and garbage collection facilities.

The Vancouver City Planning Commission when considering the application at their meeting of March 3, 1976 concurred with the recommendation of the Director of Planning including the conditions of approval outlined in the departmental report:

'And further that a senior citizens' housing study be carried out on a City-wide scale as it appeared that the area in question had more than its share.' "

The City Manager ~~RECOMMENDS~~ that the report of the Director of Planning ~~be received~~ and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 651 & 653-4

MANAGER'S REPORT, April 9, 1976 . . . . . (FIRE - 1)

## FIRE AND TRAFFIC MATTERS

### INFORMATION

#### 1. Oakridge: Ingress/Egress Changes

The City Engineer reports as follows:

"On December 16, 1975, Council adopted the following resolution:  
'That consideration of the traffic situation at Oakridge be deferred for two months to permit the City Engineer to monitor the traffic situation and report back to Council the effect on traffic of the changes to the entrances and exits at Oakridge.'

### BACKGROUND

As a result of a petition from approximately 300 residents in the area and subsequent reports and discussions at the Official Traffic Commission, Council in January, 1975, approved changes to the Oakridge ingress/egress system. Following this approval, Woodward's submitted two alternative schemes to the Mayor which were forwarded to the Engineering Department for consideration. The Engineering Department reviewed the schemes and concluded that one scheme was completely unacceptable and that the other scheme (modified) had merit for further discussion with Woodward's. These discussions led to the conclusion that the modified scheme had advantages to both Woodward's and the City (extra cost to be paid by Woodward's) from a traffic operations point of view because of the size of Oakridge as a traffic generator. This latter system was constructed.

### REVIEW PROGRAM

Monitoring traffic conditions has included the following: manual traffic counts weekdays and Saturday afternoon, automatic traffic counts, license plate route traces and field observations including filming random periods of activity, particularly at 45th and Cambie. Some limited accident statistics have been reviewed and comments have been provided by police constables who have observed operations at various times.

### TRAFFIC VOLUMES AND OBSERVATIONS

1. Tisdall Street - Twenty-four hour automatic counts on Tisdall Street north of 46th Avenue show the traffic volume has changed from 5571 vehicles (Thursday, January 23, 1975) to 1835 vehicles (Thursday, January 22, 1976) because of the revised Oakridge access system. Hourly volumes for the above two counts are shown in Appendix 1. The objective has been achieved.
2. Oakridge entrances/exits - Prior to the changes, there were five entrances and seven exits to the shopping centre parking lot. There are now five entrances, but only six exits and the changes require some Oakridge patrons to use new routes to and from Oakridge.

Traffic volumes using the entrances/exits are illustrated in Appendix 2 for the 4:00 p.m. to 5:00 p.m. period on a weekday. The total in/out volume in January, 1976 is almost the same as the March, 1975 volume and the traffic observers noted no unusual delays/back-ups, etc. during the January, 1976 count period. The percentage of illegal turns at the 45th Avenue entrance/exit has decreased from a high of 22% during the \$1.49 day in December, 1975 to 3½% during the January, 1976 weekday count.

Traffic volumes were counted for a 4-hour period on Saturday, January 24, 1976 (afternoon) and the average hourly volume is illustrated in appendix 2 also. Traffic observers noted no significant delays or back-ups at any of the entrances/exits.

The only Saturday data available for the 'before' situation is an October, 1971 count which shows a 4-hour total in/out volume of 13,980 vehicles. The January 24, 1976 4-hour total is 12,050 vehicles.

MANAGER'S REPORT, April 9, 1976 . . . . . (FIRE - 2)

Clause No. 1 Continued

	45th Ave. Entrance/Exit				Shopping Centre
	In	Out	Total	% Illegal	In/Out Total
November 1975, 4-5 p.m. weekday	197	273	470	12½	2234
December 1975, 4-5 p.m. weekday	208	322	530	22	2848
January, 1976, 4-5 p.m. weekday	141	198	339	3½	1932
January, 1976, 1 hr. avg. Saturday	250	326	576	3 3/4	3012

The significant decrease (from December, 1975 to January, 1976) in illegal turns would suggest that Oakridge patrons have adjusted their route pattern and are not finding major difficulties in getting in or out of Oakridge.

3. Film Observations -

Traffic conditions at 45th and Cambie were filmed at various times on a \$1.49 day and a normal day. The amount of filming done was relatively limited (cost), however, it has proved useful in illustrating the operation of the intersection and the 45th Avenue entrance/exit. No excessive back-ups/delays were noted during the filming.

4. S/B Cambie Exit/45th/Tisdall Route -

During the Council discussion of this matter in December, 1975, the question was asked about the amount of traffic exiting from the parking lot and proceeding S/B on Cambie turning right to W/B 45th, then S/B on Tisdall to 49th Avenue.

A license plate route trace was done between 4:00 p.m. and 6:00 p.m. on January 20, 1976 (Tuesday) and the results are as follows:

- a) traffic volume exiting parking lot: 572 vehicles;
- b) of the 572 vehicles, 34 turned right to W/B 45th;
- c) of the 34 vehicles, 4 vehicles were observed at Tisdall/49th Avenue.

The results of this survey show that the route questioned is not being used to any significant extent.

5. 45th/Cambie -

(a) Operation -

Field observations and review of the films show that, for the vast majority of time, the intersection operates at an exceptionally good level of service for all traffic. During the 4:00 p.m. to 6:00 p.m. period, however, there are times that the intersection becomes congested with back-up (8-10 cars) on 45th Avenue because of the heavy volume of traffic southbound on Cambie (peak hour volume almost double base hour volumes) and because the gaps in southbound traffic are almost filled by traffic exiting from Oakridge at the exit opposite 44th Avenue. Delays on 45th Avenue longer than 2 or 3 minutes are the exception even during the pm rush period.

In order to provide more positive control on one of the movements taking place at this intersection, a 'YIELD' sign is being installed for traffic using the new left-turn bay turning into 45th Avenue.



MANAGER'S REPORT, April 9, 1976 . . . . . (FIRE - 3)

Clause No. 1 Continued

(b) Accidents -

Although the new access system hasn't been in operation long enough to do a statistically valid before and after analysis, the following figures do suggest that an adverse accident situation has not resulted from the changes.

- a) Accidents during 1974: 15;      during 1975: 15
- b) (before changes) mid-November 1974 to end February 1975: 6 accidents
- c) (after changes) mid-November 1975 to end February, 1976: 5 accidents

6. Police Observations -

The Police Department has observed the 45th/Cambie intersection a number of times in January and February at various times of the day. In general, their comments do not indicate major problems, but did indicate a variety of traffic conditions ranging from 'all traffic flowing smoothly; no back-ups' to 'heavy volumes with back-up (9-10 vehicles) in left-turn bay and on 45th Avenue'. Such conditions varied in relation to the amount of traffic using Cambie Street and generated by Oakridge.

7. New Entrance from Cambie Opposite 44th Avenue -

Traffic counts and observations show that this entrance is still not getting the volume that it is capable of handling, even following the installation of information signs on Cambie Street. This entrance is significantly easier to use than the 45th Avenue entrance because the only traffic that has to be considered is the southbound Cambie traffic. This lack of use may be based on a combination of the following factors:

- (a) ' Oakridge users are not aware of this entrance;
- (b) Oakridge users are not experiencing significant difficulty at 45th and Cambie;
- (c) The internal roadway system within the parking lot is not as easy to use as coming in from 45th Avenue because the driveway in from Cambie Street 'T's into the main parking lot circulation road a relatively short distance (approximately 150 ft.) inside the lot. In the consultant's traffic study for the Oakridge expansion proposed a few years ago, two problems with the parking lot were identified. These problems are:
  - (i) that drivers sometimes lose their sense of direction because the main axis of the building is skewed to the street and sections of the main circulation road parallel the building and other sections parallel the street.
  - (ii) that the main circulation route becomes clogged with vehicles reducing its effectiveness as a circulation route and the intersections of the circulation road and the street connector-driveways are subject to heavy turning volumes further reducing the capacity and operational efficiency within the lot.

8. Alternative Changes -

Since the revisions to the Oakridge access system have been in operation, a number of changes have been suggested:

- (a) Signalize 45th/Cambie: Analysis of the traffic volumes show that the intersection does not meet the Vancouver warrant for signalization. Further, a major negative aspect of signalization is the potential

Clause No. 1 Continued

for increased use of 45th Avenue east of Cambie (local residential street, p.m. peak hour 2-way volume: 87 vehicles) by traffic destined to Oakridge from east of Cambie. Any restrictions imposed to prevent such use would have a detrimental effect on the residents' ability to use their street.

- (b) Revise the 45th Avenue entrance/exit to an exit only and build a 2-lane left-turn bay opposite the 44th Avenue entrance and signalize the movement into the parking lot: this would eliminate a significant portion of the left-turn volume at 45th and Cambie, thus improving the operation of the intersection for both Oakridge traffic exiting and residents using 45th west of Cambie. For this change to be effective, however, the internal parking lot roadway system would require reorganization.
  
- (c) Re-open the southwest corner of the parking lot as an exit only: This would result in an increase in volumes on Tisdall Street to about 3/4 of what they were before the changes. In all probability, there would be a certain amount of illegal use of the exit as an entrance (further increasing the use of Tisdall Street) and creating a potentially hazardous situation.

SUMMARY

The revised Oakridge access system has lowered the daily volumes on Tisdall Street from 5571 vehicles to 1835 vehicles.

Numerous traffic counts, observations (including filming) have been done to monitor the traffic situation. Our observations have shown the new system is working satisfactorily with no apparent adverse accident situation. A certain amount of congestion does occur (more than before the changes) during peak periods. However, the delays noted are not considered major and are significantly less than delays that occur at many other locations in the City."

The City Manager submits the foregoing report of the City Engineer for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 652

MANAGER'S REPORT, April 9, 1976 . . . . . (FIRE - 5)

## CONSIDERATION

### 2. City Operations on a Four Day Week or Nine Day Fortnight - Turn Down Traffic Volume

The City Engineer reports as follows:-

"Late in 1974, the City set up a Council Committee to evaluate possible Urban Demonstration programs to be submitted by the City for Federal funding. Among the ideas approved by the Committee and Council was the Turn Down Traffic Volume project. When the Urban Demonstration program was cancelled, this project was approved, entirely separately, for funding by the Transportation Development Agency (T.D.A.), the research arm of Transport Canada. T.D.A. provided funding in the amount of \$500,000. over two years. Approval of this major project - the only one actually funded of the many City proposals - is a major achievement for the City and provides the opportunity (and the obligation) for the City to show leadership in this field.

It is important to restate the benefits which we hope to attain in an overall sense through the Turn Down Traffic Project. Relatively small changes - in the order of 10 to 15% - in car occupancy through carpooling and in peak travel demand through changed working times, will permit the existing street system to handle increased downtown employment. We have calculated that these changes will allow us to handle downtown growth which would require an additional \$100,000,000. in capital expenditures to provide access with the same level of difficulty we experience today. It is, therefore, important for the City to take the lead in all phases of this project and demonstrate the feasibility of achieving these goals.

In Project Turn Down Traffic Volume's overall program of reducing traffic congestion in Vancouver, one of the methods of achieving this goal is through an alteration of the typical five-day-a-week, 9 to 5 (or similar hours) work pattern. We hope to lead the way and encourage employers and employees to work one of a variety of working hour schemes which would reduce the peak demand in the morning and evening rush, and are examining the administrative feasibility of these various schemes for implementation in the City. As part of the City's leadership efforts, a survey of City workers was conducted, with the cooperation of the unions, to find out which of the various possible alternatives might be acceptable to the employees. The results of that survey are as follows:-

<u>Inside Workers</u>			<u>Outside Workers</u>		
Alternative	Number of Responses	%	Alternative	Number of Responses	%
Retain present hours	65	(8%)	Retain present hours	228	(33%)
Staggered hours	20	(3%)	4-Day Week	366	(53%)
Flexible hours	100	(13%)	9-Day Fortnight	96	(14%)
4-Day Week	412	(52%)			
9-Day Fortnight	192	(24%)	TOTAL	690	(100%)
TOTAL	789	(100%)			

Due to differences in working arrangements, it was not possible to offer all of the alternatives to outside workers. However, in both cases it is clear that a majority of those surveyed would prefer a 4-Day workweek, although there is a significant group of outside workers wishing to retain the existing hours.

The Manager's Advisory Committee has met on three occasions to discuss this question. There will be administrative problems in implementing any scheme which involves changed working times; however, MAC does believe that suitable schemes should be possible in the various departments. The purpose of this report is to obtain Council's direction on the types of changed working hour schemes which might be acceptable so that planning to deal with the administrative problems can proceed.

Continued on Page 6. . . .

MANAGER'S REPORT, April 9, 1976 . . . . . (FIRE - 6)

Clause No. 2 Continued

FOUR DAY WEEK:

Implementation of a 4-day workweek would contribute greatly in reducing traffic volume peaks which occur on Mondays and Fridays. Friday in particular is the worst day of the week from a traffic perspective, with traffic volume averaging 7 to 10% higher than on other weekdays. In addition, regardless of which particular day is not worked, there would be a net reduction of 20% of all work trips on a weekly basis, with resultant cost savings to staff. Since just under 2 hours would have to be added to each day working to maintain the work week, there would also be a significant shift in the timing of travel demand. From a management perspective, less sick time would be required since employees could schedule medical appointments and similar activities on their day off.

NINE DAY FORTNIGHT:

Similar advantages, although lesser in scale, apply to a 9-day fortnight in which employees work 9 days in 2 weeks with approximately an extra hour on each of the 9 days. Once again the major reduction in travel demand would take place on a Friday or Monday, when traffic volumes are higher. The addition of an hour to the working day would also change the time of day when local traffic demand peaks, although to a lesser extent than would be the case of a 4-day week.

FLEXIBLE HOURS:

Flexible work hour schemes would have a lesser impact on travel demand than either a 4-day week or 9-day fortnight, however, as the name implies, such changes could be implemented in certain operations reasonably easily.

OPENING HOURS:

Both the 9-day fortnight and flexible hour schemes would operate over the normal work week, that is, City Hall would be open from Monday to Friday for normal (present) working hours. The extra time, before or after opening hours, would give staff the opportunity to carry out clerical and other work without interruption. However, because of the irregular nature of these hours, there would be problems of communication and administration within City Hall. The existing problem of scheduling meetings and obtaining necessary signatures and approvals would be increased.

A 4-day week could operate either of 2 ways:-

- (a) within the framework of a conventional 5-day week,
- (b) with the City Hall open only 4 days a week, but open for a longer period each day.

If a 4-day week is adopted within the framework of a 5-day open period, it will probably not be possible to apply a 4-day week uniformly across all departments, due to staff limitations and the need to provide minimum staffing of some functions during all open hours. We would probably, therefore, be restricted on this basis to being open only normal working hours. However, if Council wished to consider operating City Hall on a 4-day a week basis, it would be entirely practical to have City Hall open, say, from 8:30 a.m. to 6:00 p.m. While there would be a reduction in the daily availability of City Hall by a 4-day open period, the extra open time each day would provide a much improved access for citizens who are unable to come to City Hall during their working hours. After a period of adjustment, (similar to that when Saturday mornings were abandoned) reasonable acceptance can be anticipated.

MANAGER'S REPORT, April 9, 1976 . . . . . (FIRE - 7)

Clause No. 2 Continued

In developing a proposal for Council's approval on changed working times for the City, this basic question of hours to be open for the public, must be resolved. If Council requires that the City Hall remain open for 5 days a week, the degree of implementation of changed working times will probably be much less complete and involve many more administrative problems than would be the case if Council was prepared to consider a 4-day a week open period, with a longer open period on each of the 4 days. The majority of Department heads believe a 4-day week with a 4-day open period is practicable.

As noted above, there are many administrative details to be worked out between the City and staff before any changed working hours can be implemented. The intent of this report is to obtain policy direction from Council so that administrative planning and necessary discussion with the unions can proceed to implement Council's policy. Any implementation will be subject to the following restrictions:-

- i) no overall increase in cost to the City;
- ii) hours of work, holiday adjustments and other working conditions to be acceptable to the unions;
- iii) all changes to be temporary for the duration of the Turn Down Traffic Volume project (the end of 1977), and cancellable by the City or the unions.

This report has been reviewed by CUPE Local 1004 and the V.R.M.E.U., who are in agreement with the above conditions.

The City Engineer RECOMMENDS that:-

- (a) Council approve implementation of a program of changed work hours, subject to the restrictions stated above;
- (b) Council consider a 4-day open period for this program."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 652

Manager's Report, April 9, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Temporary Position - Queen Elizabeth Theatre

The City Manager has received the following report from the Administrative Analyst:

"At the request of the Theatre Manager, I undertook to review the clerical work load in the Queen Elizabeth Theatre offices.

The present permanent staff of the Q.E.T. is as follows:

- Theatre Manager
- Assistant Manager
- Clerk IV
- Clerk III
- Clerk Typist II

The Assistant Manager and Clerk IV both act as front-of-house managers on an alternating basis with the Theatre Manager. Consequently, responsibility for continuity of administrative detail rests with the Clerk III. There is a significant fluctuation in the work load due to both the seasonality of the Theatre business and the variable shifts worked by the senior clerical staff. Because of this fluctuation, an analysis of the on-going work load is quite complex and would require a number of months to complete. Furthermore, significant backlogs of clerical work tend to accumulate during the busy periods.

A number of administrative changes are being instituted which will result in a reduction in the clerical work load. However, during the next three months, while these changes are being instituted, I am recommending the addition of a temporary Clerk Typist I in order to reduce the backlog and ease the work load during the transition period.

The additional costs incurred by hiring a Clerk Typist I for a period of three months will be approximately \$2,100 including fringe benefits.

It is recommended that funding be approved in advance of the 1976 Revenue Budget.

The V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the foregoing recommendations of the Administrative Analyst be approved.

2. Tender No. 41-76-1 - Refuse Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on March 22, 1976 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

A working copy of the tabulation is on file in the Office of the Purchasing Agent. This report deals only with Item 2 Rear Loading Packers.

Funds for this purchase are provided from the Truck Plant Replacement Fund for 26 units and in advance of the 1976 Budget for two additional units (approved by Council on June 24, 1975).

Clause #2 continued:

Six bids were received.

Bid No. 1 - Reliance Truck & Equipment

This is the low bid and meets all specifications.

An optional price was requested for a high density type packer body capable of larger payloads. Our present refuse packers are not able to pack payloads up to the maximum legal axle loadings. The recommended bidder offers a high density packer capable of attaining maximum legal axle loadings at an extra cost of \$510.00. This extra cost is offset by the reduction in the number of trips required to the Delta Landfill site by at least 30 trips per year per truck. This will produce cost savings of \$900.00 per unit per year (\$30 per trip).

An optional price was also requested for an auxiliary engine to power the packer body hydraulics. The auxiliary engine will reduce maintenance costs over the life of the unit such that the life of the refuse truck can be extended to six years from our present policy of five. By increasing life to six years, for the recommended bidder the addition of an auxiliary engine reduces the annual capital cost of the packer truck by \$350.00 per year.

We RECOMMEND acceptance of the low bid from Reliance Truck & Equipment for twenty-eight rear loading refuse packer bodies at a total cost of \$432,936.00 (\$10,987.00 each plus \$3,965.00 each for auxiliary engine and \$510.00 each for high density packer) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 654

PERSONNEL MATTERS

RECOMMENDATION

1. Annual Meeting of the C.P.H.A.

The following report has been received from the Medical Health Officer:

Mrs. M. Drinkwater, P.H.N. II, East Unit is requesting leave of absence withpay to attend the Annual Meeting of the C.P.H.A. in Moncton, N.B. being held on June 21-25, 1976. Mrs. Drinkwater is Secretary of the B.C. Branch and will have her expenses paid by the Association. The only cost to the City will be the leave of absence with pay, and funds are available in the Health Department's Budget to meet this expenditure.

There is a full complement of nursing staff at East Unit and arrangements will be made for Mrs. Drinkwater's duties to be shared amongst existing nursing staff.

Mrs. Drinkwater was granted paid leave to attend the C.P.H.A. meeting in 1973.

It is recommended that, in accordance with Regulation 45-2, Mrs. Drinkwater, Public Health Nurse II, be granted five days leave of absence with pay in order to attend the Annual Meeting of the C.P.H.A. in Moncton, N.B. June 21-25, 1976.

THE CITY MANAGER RECOMMENDS THAT the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 054



PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
567 & 601 Denman Portion of Land Lying in Block 64, D.L. 185	Harbour Development Waterfront Buildings	Johnston & McKinnon Demolitions Ltd.	\$16,250.00	#3725/

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION."

RECOMMENDATION

2. Ground Leases - False Creek - Area 6 - Phase 1

The Director of Finance reports as follows:

"Introduction

On July 29, 1975, Council received and approved a report dealing with the principal terms of the leases to be entered into with the various developers on the City-owned land in False Creek. Two of the properties involved, namely Lots 1 and 4, are to be leased to Frank Stanzl Construction Ltd. for a Limited Dividend low rental project to be financed under Section 15 of the National Housing Act.

The terms of the agreement which the developer will have with CMHC will be to maintain low rentals with only a limited return to the developer on his invested equity. At the end of fifteen years, the developer, at his option, may terminate the agreement and mortgage with CMHC and commence to charge "market" rentals on the project. The terms of the lease which the developer will have with the City will be that, when this event occurs at the end of the fifteen years, the City will renegotiate the rental in the lease in order to charge a market rent on the land.

The developer has now requested that the terms of this proposed lease be amended such that when the rent is being re-negotiated at the end of the fifteen years, the developer be given the option to pre-pay the rental on the balance of the term of the lease, which would have 45 years left to run. If Council were to agree to this amendment, a clause would also be put in to set a minimum prepaid rent, to guard against any short-run down turn in the value of the land.

Recommendation

It is recommended that the proposed terms of the lease for Lots 1 and 4 on the City-owned land in False Creek be amended to allow for prepayment of the rents after fifteen years, with a minimum rental to be set."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

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MANAGER'S REPORT

March 31, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - North Side of 2500 East 22nd Avenue.

CLASSIFICATION: RECOMMENDATION

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The Director of Planning, under date of March 30, 1976 has submitted a report on the above subject. In summary he states:

"An application has been received from K.G. Terriss, Architect on behalf of the Penticton Plaza Co-Operative Housing Association whereby Block W, Section 45, T.H.S.L. be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

the construction of approximately 41 dwelling units for the Penticton Plaza Co-Operative Housing Association.

SITE DESCRIPTION

The subject site is situated on the north side of the 2500 Block of East 22nd Avenue near Penticton Street. The site is L-shaped being 501.5 feet along East 21st Avenue by 240 feet along the westerly boundary, by 400 feet along East 22nd Avenue, for a total site area of 107,110 square feet or 2.46 acres. The site and the surrounding lands are zoned (RS-1) One-Family Dwelling District and are developed with one-family dwellings. Beaconsfield Elementary School is located north of the site.

PROPOSED DEVELOPMENT

The drawings submitted indicate a proposed development of 41 dwelling units containing 23 townhouses along East 21st Avenue and 9 two-family dwellings situated along East 22nd Avenue. Calculations submitted by applicant are detailed on page 2 of the report of the Director of Planning dated March 30, 1976.

PETITION

The surrounding community has registered strong opposition to the proposal by submitting a petition in February 1975 containing 682 names opposing any rezoning of the site from (RS-1) One Family Dwelling District.

PUBLIC INFORMATION MEETING

The Planning Department sponsored a public information meeting January 14, 1976 with the applicant and residents to explain the need for housing, the rezoning application and to discuss their concerns over the proposed Scheme of development. Approximately 400 residents attended and voiced their concern as to why the land was declared surplus by the School Board when Beaconsfield Elementary School is short of space; that the proposed development was co-operative housing; that the form of housing was inappropriate and that the location and access to the off-street parking was poor and that the quality of the development would be inferior to single family standards.

The Planning Department supports, wherever possible, locating new forms of Housing where more units can be accommodated than in the typical RS-1 single family form. The intended use of this site for family housing is supported as there is a shortage of affordable family accommodation in the City of Vancouver.

The Department also believes that well designed townhouse and two-family dwellings can be far superior in design and efficiency than subdivision housing so typical in many parts of Vancouver. However, the Department also believes this particular proposal needs considerable improvements to its design before it can be considered acceptable. The proposed development needs to be redesigned as a whole by relating the two-family dwellings and townhouses rather than treating them as two separate elements divided by surface parking areas. The townhouses need to be broken up into smaller clusters to eliminate the elongated effect and be more in scale with the surrounding residential area. The design of the townhouses and two-family dwellings should be of various styles so as not to be monotonous and still relate to the surrounding residential area which is composed of one-family dwellings of various designs. The surface parking areas need to be sensitively treated by providing landscaping and screening to break down the effect of a large paved area.

The Planning Department recommends that the application be approved to rezone to (CD-1) Comprehensive Development District, with the form of development restricted to Townhouses, Two-Family Dwellings, Off-Street Parking and Customarily Ancillary Uses including a communal building. The floor space ratio shall not exceed 0.60, the height not to exceed two storeys plus cellar or basement nor 35 feet. Conditions including approval of a revised design prior to the enactment of the amending bylaw are listed on pages 4 and 5 of the report of the Director of Planning.

The Vancouver City Planning Commission when considering the application at its meeting on March 3, 1976 concurred with the Director of Planning:

subject to the conditions with regard to design.

The Director of Planning recommends that the application be referred to a Public Hearing."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

DELEGATION THIS DAY: Mrs. Mildred Carlin.

FOR COUNCIL ACTION SEE PAGE(S) 643

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PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

April 1, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 1, 1976 at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman  
Mayor Phillips (Item 1)  
Alderman Bird  
Alderman Cowie  
Alderman Kennedy

ABSENT: Alderman Harcourt

ALSO PRESENT: Alderman Boyce (Items 1, 2, & 3)

CLERK TO THE  
COMMITTEE: M. L. Cross

RECOMMENDATION

1. Proposed Lane Closure - D.P.A. #72224 "Marketplace" 1000 Block Robson Street.

The Committee considered the following reports:

- (a) Report of the City Manager dated March 17, 1976 containing the comments of the City Engineer.
- (b) Report of the City Manager dated March 19, 1976 containing the comments of the Director of Planning.
- (c) Report of the City Manager dated March 19, 1976 containing the comments of the Director of Social Planning.

(Copies of the above reports circulated).

Mr. R. H. Street, Developer, and Mr. W. Buttjes, Architect, were present for the discussion. Mr. Street distributed a letter dated April 1, 1976 to the members of the Committee (copy circulated) requesting approval of three items to make the project feasible:

- (a) Diversion of the lane on to Haro;
- (b) Re-allocation of floor space ratio to subsidize development of residential units;
- (c) Provision for up to 380 parking spaces.

Mr. Street indicated that because the F.S.R. was changed from 5:1 to 3:1, residential development was not feasible. However, to meet the objectives of the Downtown Guidelines they will include 100 residential condominium apartment units. If the lane diversion is not approved the alternative form of development would probably be a 3-4 storey building on Robson Street primarily retail and another, facing Haro, residential in nature with no retail.

Clause No. 1 Continued.

Mayor Phillips stated his concern that by creating the courtyard, we would be taking away from the linear character of Robson Street. You would also get a situation where people would drive into the underground parking, shop within the development and drive away. The merchants on Robson Street would suffer. Another concern was no residential had been provided. It is possible to transfer F.S.R. 1.0 commercial and 2.0 residential to either site. A shallow courtyard could be provided. Robson Street should be kept as a linear development

The members of the Committee expressed their concern that the businesses on Robson will suffer if the lane is closed and the development proceeds. Concern was expressed about the Engineer's problems with respect to servicing and the costs of re-allocating same.

Mr. M. Egan, Director of Social Planning, inquired as to the procedure to be followed with respect to matters referred to Council by the Development Permit Board. In this particular instance, the Development Permit Board had not gone into a thorough examination of all the aspects of the development before referring the matter to Council. He advised that the Board is preparing a report on a six months review of its procedures and it would be helpful to have some views of Council. Mr. Egan stated that from the comments received regarding this particular development, it is his understanding that what Council wants is for the Development Permit Board to complete its examination of all the issues and make a firm recommendation to Council. The Chairman suggested that a joint meeting of the Development Permit Board and the Standing Committee on Planning and Development should be held to discuss procedures.

After further discussion, the Committee

RECOMMENDED

- A. THAT the east-west lane not be closed as proposed in preliminary Development Permit Application #72224.
- B. THAT the Director of Planning be instructed to re-examine the Downtown Guidelines with a view to stressing and retaining the linear nature of Robson Street, and the City Engineer be requested to review the future pedestrian/transit role of Robson Street.
- C. THAT the reports of the City Manager containing the comments of the City Engineer, Director of Planning, and Director of Social Planning be received.

INFORMATION

2. Monthly Status Report - Rezoning Applications.

The Committee considered a memorandum dated March 25, 1976 from the Director of Planning forwarding the Monthly Status of Rezoning Applications as of March 24, 1976 (copy on file in City Clerk's Office). The Committee agreed that completed applications did not need to be indicated on the Status Report.

RESOLVED

THAT the Monthly Status Report of Rezoning Applications be received.

RECOMMENDATION

3. Charles/Adanac Lands.

The Committee considered a report of the City Manager dated March 12, 1976 (copy circulated) in which the Director of Finance and Supervisor of Property & Insurance comment on the personal care home site at the north-west corner of Charles and Boundary, the park/playground area, the RS-1 lots on the north side of Williams Street and the balance of the RS-1 lots.

The City Manager recommended approval of the following recommendations of the Director of Finance and the Supervisor of Property & Insurance:

1. no action be taken to close the existing streets or lanes for the consolidation of the sites which were previously designated personal care home until such time as their future use or alternative uses are determined. In this regard, it is recommended that the Planning Department report on alternative uses for this site as soon as possible.
2. the City market in the normal manner the balance of the RS-1 lands as soon as possible following the completion of the resurvey and servicing. It should be noted that the Director of Planning will be reporting on this matter as it relates to the promotion of design for housing on small lots.
3. the Engineer prepare the necessary report closing the appropriate portion of streets for inclusion in the park site and, if possible, arrange for consolidation with the abutting lots. The Park Board be directed to plan the development of the park space, with the design cost to be financed from the proceeds of the previous disposition to the Provincial Government (VPB to immediately determine a design cost budget and report to Council in the normal manner for appropriation approval); further, that the Park Board prepare an estimate of development costs as soon as possible, with the development costs to come from the same source. The development costs plan to be reported back to Council for final approval, through the City Manager.

and submitted the following two options re turning the lanes over to the Park Board for Consideration:

- Turn over the lands at no cost, or
- Require the Park Board to reimburse the City in the future, at such time as they may have capital funds available.

Mr. R. Youngberg, Associate Director - Area Planning, requested that the matter of marketing the balance of the RS-1 lands be deferred until the Director of Planning's report on single family housing for small lots is received.

The Committee

RECOMMENDED

- A. THAT no action be taken at the present time to close the existing streets or lanes for the consolidation of the sites which were previously designated personal care home and the Director of Planning be instructed to report on alternative uses for this site as soon as possible.

Clause No. 3 Continued.

- B. THAT the matter of marketing the balance of the RS-1 lands be deferred until after the report of the Director of Planning concerning the design of single family housing on small lots is received.
- C. THAT the lands for the park/playground be turned over to the Park Board at no cost.
- D. THAT the City Engineer be instructed to prepare the necessary report to close the appropriate portions of streets for inclusion in the park site and if possible, arrange for consolidation with the abutting lots.
- E. THAT the Park Board be requested to plan the development of the park space and prepare an estimate of development costs as soon as possible; design and development costs, to be financed from the proceeds of the sale of property to the Provincial Government, to be reported to Council for approval.

(Alderman Cowie wished to be recorded as opposed to Recommendation C).

RECOMMENDATION

4. Houseboats in False Creek.

The Committee considered a report of the City Manager dated March 16, 1976 in which the False Creek Project Manager recommends that the Planning Department, in co- operation with the False Creek Development Group, investigate the regulations in effect in other municipalities and cities where houseboats are permitted.

The Committee,

RECOMMENDED

THAT the Director of Planning, in co-operation with the False Creek Project Manager, investigate and analyse the regulations in effect in other municipalities and cities where houseboats are permitted and report back to the Standing Committee on Planning and Development with respect to houseboats generally, as well as to houseboats under the control of a co-operative in False Creek specifically.

INFORMATION

5. Progress In And Around False Creek.

The Committee considered an Information report of the City Manager dated March 25, 1976 in which the Director of Planning provides a fairly comprehensive update of information on False Creek (copy circulated).

RESOLVED

THAT the report of the City Manager dated March 25, 1976 be received.

The Meeting adjourned at 5.05 p.m.

PART REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

April 8, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, third floor City Hall on Thursday, April 8, 1976 at approximately 3:30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Harcourt  
Alderman Kennedy

ABSENT: Alderman Cowie

COMMITTEE CLERK: M. L. Cross

CONSIDERATION

A tie vote resulted and this matter is put forward for the CONSIDERATION of Council.

1. Visitor Boat Dock/On-the-Water Boat Show,  
Area 6, False Creek

The Committee had before it a report of the City Manager dated March 15, 1976, forwarding for consideration a report of the False Creek Development Consultant of the same date (copies circulated). The False Creek Development Consultant recommended acceptance of a proposal of the B.C. Marine Trades Association in which they would provide the City with a visitor boat dock in return for the right to hold an annual nine-day on-the-water boat show.

Present for the discussion were Messrs. T. Kelly, President, B.C. Marine Trades Association and R. O'Loughlin, Boat Show Producer.

The Association proposes a 20-year lease term divided into four five-year periods. The City would have the right to cancel the boat show at the end of any five year period. However, if the lease is cancelled at the end of the first five years, the City would be required to repay the Association, 60% of the agreed upon original capital cost of the boat dock.

Mr. E. D. Sutcliffe, False Creek Development Consultant, advised that he had requested the Association to provide letters to indicate that off-site parking would be provided and that there would be no commercial content.

Discussion centred on the City having to repay 60% of the \$200,000 cost if the proposal is cancelled at the end of the first five year period. Members of the Committee also requested figures indicating revenue and operating costs.

The development permit process was also discussed and Mr. D. Hickley, Assistant Director, Central Area, advised that the Urban Design Panel and the Vancouver City Planning Commission recommended refusal of the previous proposal for a "visitor plus rental boat plus charter boat plus boat sales plus sightseeing boat dock" and temporary boat show facilities.

Cont'd . . .



Standing Committee of Council . . . . . 2  
on Planning and Development  
April 8, 1976

Clause #1 continued:

The Director of Planning recommends that the matter be deferred for one year thereby providing time for the City and the future residents of False Creek to assess the impact of the proposal.

After further discussion, the Committee voted on the following motion, a tie vote resulting and the matter being placed before Council for CONSIDERATION:

THAT a decision on the proposal of the Marine Trades Association to provide the City with a visitor boat dock in return for the right for an annual On-the-Water Boat Show be deferred for further detailed information on revenue and operating costs, a renegotiation of the 60% repayment and comments of the departments and boards concerned with respect to the new proposal of visitor boat dock with no commercial content.

(Alderman Bowers and Harcourt wished to be recorded as opposed).

FOR COUNCIL ACTION SEE PAGE(S) 656

## PART REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

# III

April 8, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 8, 1976 at approximately 12 noon.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

COMMITTEE CLERK: G. Barden

### RECOMMENDATION

#### 1. 1976 Revenue Budget Estimates - Interim Report

The Committee had for consideration a Manager's report dated April 6, 1976 outlining the City's current budget position and details of items being appealed by Civic Departments and Boards (copy circulated). The Budget Review Committee was able to reduce expenditure requests by \$3,412,343 before appeals by Departments and Boards. As of date of the report it was indicated that a mill rate of 18.98 would be required to produce \$78,551,296 of General Tax Revenue to balance the budget for 1976. The foregoing increase of 1.7 mills (or 9.84%) over the 1975 General Tax Levy is before any items added back during appeals, based on an assumed amount of \$2,500,000 from the Provincial Government.

It was pointed out that the Finance Committee and Council would have to be firm with Departments and Boards regarding appealed items and grant only a minimum of appeals if the tax increase is to be kept below 10%.

The Chairman noted that the Anti-Inflation Program adopted by Council has been very effective in working towards a budget position of keeping the tax increase below 10%. Department Heads and Boards have been effectively restrained in bringing forward budget requests and it is hoped to continue this restraint program in 1977.

The Committee heard representatives of the following Departments and Boards appeal decisions of the Budget Review Committee in respect to specific budget items totalling \$799,526. During discussion of the Engineering Department appeal it was reported that their appeal for temporary help in the Traffic Division is largely a result of decisions made by the Official Traffic Commission and Council to review traffic and pedestrian counts because of requests from the public. It was felt that the Official Traffic Commission and Council should show some restraint when considering such requests.

During discussion of the Park Board appeals it was reported that it is difficult to distinguish between recurring maintenance items and some new and non-recurring. It was suggested that the budgeting of N.N.R.'s be revised so that this problem could be eliminated.

Cont'd . . .

Standing Committee of Council . . . . . 2  
on Finance and Administration  
April 8, 1976

Clause #1 continued:

The following action was taken by the Committee on the  
appeals by Civic Departments and Boards:

<u>Dept. or Board</u>	<u>Item Appealed</u>	<u>Amount Approved by the Committee</u>
A. Auditorium Board	Replacement of Queen Elizabeth Stage Floor with Maple Flooring - \$30,000	

RECOMMENDED

THAT the appeal of the Auditorium Board be deferred  
pending a report from the Auditorium Board in  
consultation with the City Architect on alternatives  
and costs, and funding, as necessary, be provided  
from Supplementary Capital.

B. Police Board	(i) One Clerk-Typist II for Homicide Robbery and Missing Persons Squads-1976 cost including equipment	\$ 7,500
	(ii) One Clerk-Steno II for Superintendent of Patrol Division South-1976 cost including equipment	7,825
	(iii) One Clerk-Typist II (4 hours per day) for Hit and Run Squad-1976 cost including equipment	4,275
	(iv) Supply & Installation of one Radar Set Model "Super 050" for Police Boat V.P.D. 99	3,100

RECOMMENDED

THAT a total of \$22,700 be approved in respect of the  
Police Board appeals.

C. Health Department	(i) Kodak Carousel Projector	\$ 230
	(ii) Library Book Truck	200

RECOMMENDED

THAT a total of \$430 be approved in respect of the  
Health Department appeals.

D. Fire Department	Hurst Collision Rescue Tool	\$ 7,500
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RECOMMENDED

THAT a total of \$7,500 be approved in respect of the  
Fire Department appeal.

E. Engineering Department	Traffic Division Basic Budget, Salaries, Temporary Help - the Engineering Dept. requested \$8,700 for this item, but the Committee approved only \$4,000 to be added to their basic budget and suggested they could adjust their total priorities.	\$ 4,000
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Standing Committee of Council . . . . . 3  
on Finance and Administration  
April 8, 1976

Clause #1 continued:

RECOMMENDED

THAT a total of \$4,000 be approved in respect of the Engineering Department appeal.

F. Park Board	Transportation for the Handicapped. The Park Board requested \$5,000 for this item but suggested it could be reduced to \$4,000.	\$ 4,000
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RECOMMENDED

- (i) THAT a total of \$4,000 be approved in respect of the Park Board appeal.
- (ii) THAT the Park Board submit to Council a detailed list of items it proposes to be funded from within the projected \$450,000 N.N.R. Budget.
- (iii) THAT the establishment of a suitable Maintenance Budget with the intent to include N.N.R.'s within that Budget be referred to the City Manager in consultation with the Director of Finance and the Superintendent of Parks for report to Council.

G. THAT the Interim Report on the 1976 Revenue Budget Estimates be received for information.

NOTE: The appealed items recommended for approval by the Committee total \$38,630.

FOR COUNCIL ACTION SEE PAGE(S) 656

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

APRIL 8, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, 8th April 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Marzari  
Alderman Sweeney  
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of Thursday, 25th March 1976, were adopted.

CONSIDERATION

1. Neighbourhood Pub - 1445 East 41st Avenue

Vancouver City Council, at its meeting on 7th October 1975, approved the following recommendation of the Community Services Committee:

"THAT Council approve the application of Mr. R. Wickstrom to operate a neighbourhood pub at 1445 East 41st Avenue subject to a petition plebiscite being conducted in early 1976 by the City Clerk of residents and merchants in a four-block radius of the proposed location; the cost of such plebiscite to be borne by the applicant; and further subject to the applicant complying with all applicable City regulations."

The Committee had before it for consideration this date a report, dated 6th April 1976 (copy circulated) from the City Clerk, advising of the results of the petition plebiscite on the neighbourhood pub application at 1445 East 41st Avenue.

Appearing before the Committee on this matter were the City Clerk, Mr. D. H. Little; the Supervisor of Elections, Mr. J. Brown; and the applicants for the pub, Messrs. R. Wickstrom and R. Trettenaro.

The City Clerk, with the assistance of a map of the four-block area which showed the distribution of votes for and against, reviewed his report for the Committee.

One building, a senior citizens residence known as "Mennocourt", containing from 85 to 86 suites, has two addresses - 1750 East 41st Avenue and 1751 East 43rd Avenue - and a portion of the building does lie within the four-block walking distance of the proposed pub. Therefore, the results of the plebiscite were reported in such a manner that Council may determine whether Mennocourt or any part of Mennocourt should be included in determining the matter.

Part Report to Council  
Standing Committee on Community Services  
April 8, 1976

Page 2

Clause No. 1 Continued

The results of the plebiscite are as follows:

Plebiscite Area including Mennocourt <u>totally</u> :	Yes	590 (55.6%)
	No	472 (44.4%)
	Rejected	<u>5</u>
	Total	<u>1067</u>

Plebiscite Area including <u>only</u> post office address 1750 E. 41st Avenue:	Yes	577 (57.8%)
	No	422 (42.2%)
	Rejected	<u>-</u>
	Total	<u>999</u>

Plebiscite Area not including Mennocourt at all:	Yes	571 (60.2%)
	No	377 (39.8%)
	Rejected	<u>-</u>
	Total	<u>948</u>

The Committee noted the key to the matter is a decision on Mennocourt.

The applicants appealed to the Committee that more than half the physical structure of Mennocourt is outside the four-block area, therefore the building should not be included in the vote results, thus giving the pub a 60.2% approval.

The applicants pointed out the proposed pub will have a capacity for 74 persons and that it would be uneconomic for them to rent additional space to allow them to expand to the maximum capacity of 100 persons.

The applicants pointed out the Liquor Administration Branch regulations require them to close at 11:00 P.M. and they will abide by this regulation.

The Committee noted that excluding Mennocourt, 60.2% of those voting were in favour of the pub, an approval margin of .2% or a handful of voters.

The observation was also made that at addresses in closest proximity to the proposed pub, the voting was approximately equal, while heavier voting in favour was recorded two to three blocks away.

The Committee felt that a decision on this matter will depend on the individual members of Council.

A recommendation to approve the pub resulted in a tie vote and therefore the matter is forwarded to Council for CONSIDERATION.

DELEGATION THIS DAY: Messrs. R. Wickstrom and R. Trettenero

FOR COUNCIL ACTION SEE PAGE(S) 644

# DISTRIBUTED MONDAY

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V.

## PART REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

April 8, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, April 8, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Rankin

ABSENT: Alderman Boyce  
Alderman Cowie

CLERK: J. Thomas

#### RECOMMENDATIONS:

##### 1. Housing and Relocation Registry

The Committee had for consideration a Manager's Report, dated April 1, 1976, wherein the Director of Social Planning reported as follows:

"In a February 17, 1976, letter to the Minister of Housing, the Social Planning Department requested information regarding the Province's position on cost sharing with the City, the refunding of a housing registry and relocation service. A March 11th reply from the Minister states that the Department of Housing will not be making any grants this year under the Rental Information Services Grant Program.

The Department of Housing's position therefore nullifies the funding recommendation approved by City Council on March 23, 1976. The approval of a \$40,000 grant for the continuation of the YWCA Rooms Registry and a \$71,000 grant for the continuation of the Red Door Rental Aid Society service were contingent upon the financial participation of the Province as detailed in the Provincial-Municipal sharing agreement (R-100). The Province's decision, however, does not affect the approval of a \$5,000 grant to B.C. Housing Foundation for which the City will now be solely responsible.

The Minister indicated that after further investigation a possibility exists that rental information services can be combined with those services already in existence at B.C. Housing Management Commission. "

Also before the Committee for consideration were communications from The Red Door Rental Agency and the Y.W.C.A. requesting interim funding to ensure continuation of the housing and relocation registry service until alternative financing can be arranged.

In a letter dated March 31, 1976, The Red Door Rental Aid Society submitted an interim budget request to cover two months' operation totalling \$11,878.00

The Y.W.C.A. in a communication to the Chairman, dated April 7, 1976, requested an interim grant of \$10,000 for three months' operation of its Rooms Registry effective April 1, to June 30, 1976.

Ms. G.M.R. Gordon addressed the Committee on The Red Door Rental Aid Society application and Mrs. V. Langdon spoke to the Y.W.C.A. grant request.

The Director of Social Planning advised if it was agreed the two agencies should be funded for an interim period of three months, the amounts involved, based on the previous funding commitment would be \$18,000 (The Red Door Rental Aid Society), and \$10,000 (Y.W.C.A. Rooms Registry).

The Committee referred to Council's resolution at its April 6, 1976, meeting, that the Mayor write to the Minister of Housing and request he reconsider his decision to not make any grants this year under the Rental Information Services Grant Program.

Cont'd

Clause 1 Cont'd

Following discussion, it was

RECOMMENDED,

- A. THAT the operation for three months of a housing and relocation service be approved and the requests of The Red Door Rental Aid Society for \$18,000, and Y.W.C.A. for \$10,000 interim funding for this period be approved subject to the determination of appropriate budgets by the Director of Social Planning in consultation with representatives of the two organizations. (Funds to be provided from Contingency Reserve.)

FURTHER THAT the Provincial Government be requested to refund these monies to the City.

- B. THAT an immediate meeting be arranged with the Minister of Housing to discuss the continuation of a housing and relocation service under the same cost sharing formula that previously existed between the City and the Provincial Government.

FURTHER THAT the Minister be informed it is the Council's understanding that the B.C. Housing Management Commission is not in a position to assume the function at the present time.

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FOR COUNCIL ACTION SEE PAGE(S) 657